

65535

MTC 45713-MS

98 SEP -1 AM 1:17

WARRANTY DEED Vol. M98 Page 32131

DOROTHY I. RANDALL and MARY VAN STRATEN, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DENNIS L. GAGE and KRYSTEN R. CLARK, with the rights of survivorship,
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 1 IN BLOCK 5 OF TRACT NO. 1002, LA WANDA HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 152,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5017 LA WANDA DRIVE, KLAMATH FALLS, OR 97601

Dated this 31st day of August, 1998

Dorothy I. Randall
DOROTHY I. RANDALL

BY: Mary Van Straten HER ATTORNEY IN FACT
MARY VAN STRATEN

Mary Van Straten
MARY VAN STRATEN

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on August 31, 1998

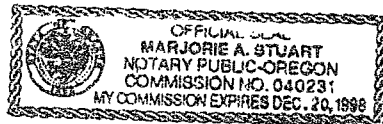
by Mary Van Straten, individually and

as attorney in fact

of Dorothy I. Randall

Marjorie A. Stuart
Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT45713-MS

Return to:

DENNIS L. GAGE
5017 LA WANDA DRIVE
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of

Amerititle

on this 1st day of September A.D. 1998
at 11:17 o'clock A. M and duly recorded
in Vol. M98 of Deeds Page 32131

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy